

Minutes of the Naples Planning and Zoning Commission

Date: January 13, 1983

Place: Naples City Office
1834 South 1500 East

Presiding: Garth Rasmussen

Members Present: Wesley Bowden, Glen Fleener,
Charles Olsen and Robert Kay who left at 7:45 p.m.
Alternates Present: Ralph Dart
City Council Rep: Dennis Judd, present.

The meeting convened at 7:05 p.m. Garth Rasmussen called the meeting to order and began with the first item on the agenda.

Approval of Minutes

Dennis Judd moved that the Commission approve the minutes of December 8, 1982 Planning & Zoning meeting as reviewed and corrected, Charles Olsen seconded, the motion passed unanimously.

Mr. Robert Bauman - Western Hospitality Inc.

Mr. Bauman could not attend the meeting and requested to be put on the agenda at a later date.

Dick Gilstrap - Jobber for Exxon - Preliminary Plan Review

Mr. Gilstrap presented his plat and preliminary plan to the Commission. He explained that he was a jobber for Exxon. Exxon has 46 producing wells in the Walker Hollow area. Exxon has been trying to get him to service their wells with their brand of product. If Exxon can make a trade arrangement for gas and diesel with Plateau either here or in Salt Lake, he would be the Exxon Dealer.

The location chosen is the ACME building 1543 South 1500 East, lot 27 of the Brooklane Subdivision.

Mr. Gilstrap went over the plat and explained how the alteration of the existing structure would be made.

Mr. Gilstrap talked about putting a 94' canopy over the pump island, most like a canopy to get out of the rain, sun or snow. They plan on doing this if it will work well with the setting they are trying to create. The fuel holding tanks would be set above ground according to Pamphlet 30 N.F.P.A. National Fire Protection Agency. Trees would be used to hide the tanks from the Highway 40 view.

The Commission questioned the front set back with the widening of Highway 40. The distance that shows on the plat from the front of the existing building to the highway easement seems inadequate for proper traffic flow around the pump islands.

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Mr. Gilstrap said that the front of the existing building would have to be removed and rebuilt to create the setting he was looking for, so moving the front back to make room for proper traffic flow would not create a problem. The Commission questioned the location the building was as to sewer on the sewer or drainage field and instructed Craig to find out and if it was not to look into the possibility of having it hooked up to the sewer.

There would be adequate waste disposal for the bathroom facility but the truck washing area would present a problem, if the sewer was not available. Mr. Gilstrap said if this problem exists he would not have the truck washing facility until proper waste removal facilities were in.

Garth Rasmussen asked if there were any objections to the concept shown, there were none. Garth Rasmussen motioned to give the preliminary plan approval with the stipulation that all the developments are in keeping with the codes and state highway frontage requirements. Glen Fleener seconded, the motion passed unanimously.

Conditional Use Permit

Scott representing Player and Willyard would like to erect a 12' x 40' billboard sign to advertise the Sheraton Hotel located at the other end of town. The sign would be located just before the Naples turn on Highway 40 East, address 2700 South Highway 40 on the Player and Willyard property.

The Commission questioned how this advertising might interfere with the Naples future development and its businesses. Scott agreed that after two years, if the Commission feels that the sign hampers, causes confusion as to the concerns of Naples business the sign would be removed. Scott felt that two years should give the Sheraton ample advertising and time to relocate if problems do arise.

Garth Rasmussen moved that the Planning & Zoning Commission accept the building of the billboard sign 12' x 40' located at 2700 South Highway 40 provided that:

1. Set back will be 30' from the highway.
2. That the conditional use permit will not extend beyond 2 years starting 1-13-83 to 1-1-85.

Wesley Bowden seconded, the motion passed unanimously.

Conditional Use Permit

Dick Scott owner of D.S. Swabbing Service located at 1807 East 1700 South. Dick wanted to get a Conditional Use Permit to park his Swab truck on his one acre parcel at the given location, for not more than one year. After presenting the plat of his property Dick explained why he needed to park it at his home; Business is slow and to leave it at a job location unattended, vandalism and theft

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would be probable. When business picks up the need to park his rig at home would be unlikely.

The Commission asked how his neighbors would feel about parking a diesel engine in his neighborhood. Dick said he had not contacted all his neighbors. Dennis Judd moved to approve a conditional use permit allowing Dick to park one swab truck in the side yard or back yard provided that the adjacent land owners give their written approval and be given to the building inspector.

2. This permit is good for only one year starting 1-13-84 to 1-1-84.
3. Limitations - No maintenance.

Charles Olsen seconded, the motion passed unanimously.

Preliminary Plan Approval for Bob May Construction building for Tri State Tools lot 18 P & W Industrial Park # one. 1388 South 1100 East. The plot plan was presented one acre lot use: Shop, metal fabrication 40' x 60' there exists one mobile office as plot plan was presented, hard surface set backs, parking, green areas, no plumbing or water needed, concrete entry's.

After review Garth Rasmussen moved to accept the preliminary plan as shown. Glen Fleener seconded, the motion passed unanimously.

Adjournment

The Planning and Zoning meeting adjourned at 9:47 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary



MINUTES OF THE NAPLES PLANNING AND ZONING COMMISSION

DATE: January 27, 1983

PLACE: Naples City Office
1834 South 1500 East

MEMBERS PRESENT: Glen Fleener, Charles Olsen.

MEMBERS ABSENT: Norman Haslem, Garth Rasmussen, Robert Kay, and
Wesley Bowden.

ALTERNATES ABSENT: Terry Bastian, Ralph Dart.

CITY COUNCIL REP: Dennis Judd - present.

The planning and zoning meeting to discuss the master plan was not convened because of the lack of a quorum.



Minutes of the Naples Planning and Zoning Commission

Date: February 10, 1983

Place: Naples City Office
1834 S. 1500 E. Naples, Ut

Presiding: Norman Haslem, Chairman

Members Present: Garth Rasmussen, Robert Kay, Charles Olsen,
Glen Fleener

Members Absent: Wesley Bowden

Alternates Present: Ralph Dart, Terry Bastian

City Council Rep: Dennis Judd, absent

The meeting convened at 7:05 p.m. Norman Haslem called the meeting to order and began with the first item on the agenda.

Approval of Minutes: Glen moved that the Commission approve the minutes of the January 13, 1983 Planning and Zoning meeting, as reviewed and corrected. Garth seconded, and the motion passed unanimously.

Utah Power & Ligh Co.: Representative Bob Tompson and division engineer Bill Patterson proposed front easement for Utah Power utilities: There are two (2) matters of business that effect our operation: (1.) We are becoming increasingly hampered by subdivision development, most of the developments that we put in are underground.

we have been following the policy of back lot lines for our installation of our electrical facilities, with fences, garages, dog runs, patios, and other types of structures being built, it has limited our access to repair our facilities. We are developing a policy of putting the installations on the front property lines. We need Naples City to consider this proposal and give an approval of easements for utilities both on front and rear property lines, in this way we could have our option of either. (2.) We have had problems in Vernal with the easements being built on, barns, garages, buildings like these that crop up without checking the probability of being built on our easements. There needs to be some kind of regulation as to easements, both underground and overhead. Something needs to be done to control this kind of interference. In answer to the first proposal, the Commission asked: Is underground service becoming that popular? Yes, We are using underground more and more. Utah law is beginning to require underground service, as are Federal loans for housing requiring it where ever possible. After some discourse the Commission said that it would be a change in ordinance #28-10,L. and would require a written proposal and a public hearing. They were not ready to make a recommendation to the Council, until further input from the other utilities, contractors, and developers were given. In answer to the second proposal the Commission decided that the best control would be through building permits, that on the site plans the easements would be shown. A building permit would not be given if the structure interferes with the utilities. The Commission would like to see some control for easements written into the ordinances to ensure compliance.

Walker Associates: Wildwood Subdivision: Charlie Walker presented his plat that was approved in May of 1982, for Wildwood Subdivision, to date it has not been recorded. Charlie proposed to leave the plat as is, but to go about recording it a different way. Charlie stated that he would like all types of financing available, Utah money, Federal Housing, Conventional. As we fund for our housing, we send in the property description by meets and bounds, everything is hunky-dory concerning the loan, but if we record the the property in a subdivision, a new set of rules is applied, and to recieve Federal loans, the subdivision must meet Federal Standards.

This only increases the cost of development. Thus the cost of housing and then defeats our objections and the owners. The Federal loans would be approved if the description was recorded by meets and bounds and not as a subdivision. What we would like to do is come up with a workable solution. We have put in the sewer, water, and part of the 460 E. road up to the road base. We are willing to put in all of the improvements shown on our approved plat, but only record the lots by meets and bounds, and not as numbers in a subdivision. Commission: Our ordinance states how the division of property is to be done; On the 3rd division the property owner must file or record as a subdivision, major or minor, after nine (9) divisions the property owner must file or record as a major subdivision. Mr. Walker: Can I divide the property up into nine (9) sections? Commission: Maybe a way is to have the roads finished and dedicated and then there could be one (1) more minor subdivision, depending upon how the property was divided. We do not know the legalities that well, when it is different from what is in our ordinances we can only speculate what could be done, legally we cannot change from what is written in the ordinance book. The Commission advised Mr. Walker to get legal advice, and asked Craig Blunt to find out for the Commission answers to property divisions under Utah law, and the Zoning Commission powers in this area.

New Business: Kaye's Lounge: owner-operator - Ron Anderson: Proposed location: 620 S. 1500 E. preliminary plan reviewed. Mr. Anderson presented his plat for review. Items to be placed on the plat: Sign location, size & height, green areas with sq. ft. garbage pick-up location named as enclosure and the materials it will be made out of. Parking traffic direction, show it reversed. Show the areas that will be hard surfaced, area for employee parking, area for customer parking, sewer, water, gas, and electrical easements, and drainage directions. Garth motioned to accept the plat with the changes indicated, Glen seconded, the motion passed unanimously.

Zone Map Interpretation: 2075 S. 1500 E. Property owner: Dan's Tire. Description of property: Beginning at a point 582.40 ft. E. on the EW $\frac{1}{4}$ sec. line from the W $\frac{1}{4}$ corner of Sec. 31, T4S, R22E, S1M th E. 737.60 ft. M or L along sd. EW $\frac{1}{4}$ sec. line to the NE corner of the NW2SW $\frac{1}{4}$ of sd. sec. 31, th S. 214.50 ft. along the E. line of the sd. NW $\frac{1}{4}$ SW $\frac{1}{4}$; th W. 304.50 ft. M or L parallel to the EW $\frac{1}{4}$ sec. line and to a point which is 1015.50 ft. E. of the W. line of sd. sec. th S. 214.50 ft. parallel to the W. line of sd. sec. th W. 1015.50 ft. parallel to the EW $\frac{1}{4}$ sec. line of sd. sec. th N. 214.50 ft. along the W. line of sd. sec.; Th E. 420.00 ft. parallel to the EW $\frac{1}{4}$ sec. line of sd. sec.; Th N. 98.75 ft. parallel to the W. line of sd. sec.; Th E. 162.40 ft. parallel to the EW $\frac{1}{4}$ sec. line of sec. 31, th N. 115.75 ft. parallel to the W. line of sd. sec. and the point of beginning cont. 9 acres more or less. This parcel is located at 2071 S. 1500 E. and is currently owned by Ivan & Sheryl Sadlier. Uintah County Zoning Commission. Published in the Vernal Express on September 27, 1981. Glen motioned to recommend to the Council that the Zoning Commission has interpreted the boundary of the commercial zone to include the property in question. Robert seconded, the motion passed unanimously.

No other business brought before the Commission, the meeting adjourned at 10:50 p.m.

ATTEST

PLANNING & ZONING COMMISSION

Craig Blunt
Secretary

Chairman or Vice Chairman

Minutes of the Naples Planning and Zoning Commission

Date: February 24, 1983

Place: Naples City Office
1834 S. 1500 E. Naples, Ut

Presiding: Norman Haslem, Chairman

Members Present: Glen Fleener, Charles Olsen

Members Absent: Garth Rasmussen, Robert Kay, Wesley Bowden

Alternates Present: None

City Council Rep: Dennis Judd

The meeting convened at 7:00 p.m. Norman Haslem called the meeting to order and began with the first item on the agenda.

Walker Associates: Charlie Walker: Wildwood Subdivision plat was the first item on the agenda. Charlie made the proposal for the Commission to exempt the Wildwood street dedication plat, have it recorded and bonded to ensure completion of the road and utilities. Then sell the property bordering the roads for housing by meets and bounds. Still providing curb, gutter, sewer and water, but not recording or filing the individual lots as part of a major subdivision as required in the subdivision schedule. The Planning Commission explained that they could only follow what is written in the ordinance book, and that it does not allow any variation from its subdivision schedule. Charlie would then have to go before the Board of Adjustments and get a variance, but as far as the Commission could rule, it is a Utah law as to the method of subdividing land, to vary from the law was out of their expertise. Charlie was advised to put his proposal in writing, and get an attorney for proper counsel to vary from the State and City ordinances. If his attorney feels it follows State law, then have it written and proposed to the Council for adoption into the City ordinances.

EKC Wellhead: Rob Decol: preliminary plat approval: property location, 847 S. 1500 E. between Lazy K and Smith GM Power, Hwy 40 E. After review the Commission questioned the setback off of 1500 E.; plat shows 30', does this setback consider the widening of Hwy 40 1500 E.? Mr. Decol stated that Troy from Uintah Engineers went over the plat and set it to meet the future widening of Hwy 40 1500 E. as to State standards, Uintah Engineering is also working on the elevations and drainage. Utilities; Will there be enough height to drain into the sewer? Uintah Engineering said there would not be any problem, and Ashley Valley Water & Sewer are presently reviewing the plat. State Hwy 40 access; The State Department of Transportation is reviewing the access, and the Building Department is waiting to hear from them. The North easement that is shown, what is it for? This is to get back to the rear two (2) acres, so that if Mr. Decol were to sell the rear acres there would be an access. The Commission advised Mr. Decol to consider the possibility of widening the access for future development if you later plan on putting other buildings in the back you would not want to create a narrow access, you should have a minimum of 60 ft. for the road. The building setback, if it is to be a side or rear setback varies as to the fire code verses the type of structure that would be built. Glen moved to accept the preliminary plat of Mr. Decol for EKC Wellhead as long as the setback for Hwy 40 1500 E. meets the State regulations. Charlie seconded, the motion passed unanimously.

The Commission pointed out to Mr. Walker that his former plat was void, it was not recorded within forty-five (45) days of the approval date. The Commission asked

Mr. Walker if he wanted the plat reapproved, Mr. Walker said yes. Glen moved that the Walker Associates Wildwood Subdivision plat be reapproved as reviewed. Dennis seconded, the motion passed unanimously. The Commission asked Mr. Walker to put on the plat, where there is room, a place to have the plat resigned and dated, then get the plat back to the Commission to be signed. Mr. Walker was advised to make sure that the plat is submitted to the Council for their approval.

Dick Gilstrap: Jobber for Exxon: Was not prepared to present their final plan, and asked to be put on the agenda at a later date.

Master Plan Development: Glen moved that the Planning Commission meetings be held on the 2nd & 4th Thursdays of each month, at 7:00 p.m. until the master plan has been developed. Dennis seconded, the motion passes unanimously.

Other Business: The Commission would like to set up a meeting with Utah Power & Light concerning their front easement proposal, and invite the Telephone, Gas, and Water & Sewer Utilities, some developers and contractors to share their opinions concerning U.P. & L.'s proposal, Craig Blunt was asked to set the meeting up as soon as the majority could meet.

No other business having come before the Commission, the meeting adjourned at 10:45 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

MINUTES OF THE
NAPLES PLANNING AND ZONING COMMISSION

MARCH 10, 1983

NAPLES CITY OFFICE

1834 S. 1500 E.

NAPLES, UTAH

PRESIDING: Garth Rasmussen

MEMBERS PRESENT: Glen Fleener, Robert Kay, Wesley Bowden

MEMBERS ABSENT: Charles Olsen

ALTERNATES PRESENT: None

CITY COUNCIL REP: Dennis Judd, present

The meeting convend at 7:00 p.m., Garth Rasmussen called the meeting to order and began with the first item on the agenda.

APPROVAL OF MINUTES:

Glen Fleener moved that the minutes of February 10, 1983 be approved as corrected, Robert Kay seconded and Wesley Bowden abstained. The motion passed.

APPROVAL OF MINUTES:

Dennis Judd moved that the minutes of February 24, 1983 be approved as corrected, Glen Fleener seconded and Wesley Bowden abstained. The motion passed.

NAPLES REDEVELOPMENT AGENCY:

Garth Rasmussen asked Dennis Judd to brief the Commission:

Basically it enables the City to designate certain areas to be covered by the Redevelopment Program as outlined in the study before you. Any increase in the ACCESS evaluation that occurs after the redevelopment area is created, the advalorem property taxes go to the City, rather than to the County. The tax money from the increased evaluation would be used to develop or improve the area it was accessed from. It cannot be used for services.

After further discourse Glen Fleener moved to approve the Naples Redevelopment Agency. Robert Kay seconded and the motion passed unanimously.

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FRONT EASEMENT FOR UTILITIES:

Sheldon Steadman; representative for Mountain Bell and Larry Kerk; representative for Utah Power & Light Co. were in attendance. Utah Gas Service and Ashley Valley Water & Sewer were also invited to attend and share their feelings, but due to meeting conflicts were unable to attend.

Ordinance 02-28-005 DESIGN STANDARDS & REQUIRMENTS "L" basically allows only utilities in side and rear easements.

UP&L asked to have the option of front easements added to the ordinance for convenience of service and repair,

Mr. Steadman explained that Mountain Bell would like to continue with the rear lot easement and had no conflict with having the front lot line as a optional utility easement. Areas discussed:

1. Transformers in the front: their asthetics and safety.
2. Repair Damage: to driveways, sidewalks, front lawns, costs, inconveniences.
3. Trenches: the sharing of trenches.

Garth moved to recommend that the ordinance 02-28-005 DESIGN STANDARDS & REQUIRMENTS "L" have the option of front easements for utilities be added to it. Glen Fleener seconded and the motion passed unanimously.

SPECIAL REQUIRMENT FOR SETBACKS CONCERNING SCHOOLS,
CHURCHES, AND PARKS IN INDUSTRIAL AND COMMERCIAL ZONES:

Letters from Dr. William Murphy, Naples Elementry School principal and from Phillip Ellis, Superintendent were presented.

They stated their concern of development around Naples School, the asthetci appearance, noise level and safety for the students. After further discourse it was decided that the burden of responsibilities and restrictions should be divided among the property owners.

Robert Kay moved that the Planning Commission recommend to the City Council to provide the Commission with a place to set additional recommendations pertaining to parks, schools, and churches within 500' of commercial and industrial properties, that the additional requirments be placed in the Supplementary regulations 02-11-019 (Reserved) and could be headed "Schools, Churches, and Parks within 500' of Commercial and Industrial lands". The addition should make it clear to property owners that restrictions would be placed on the type of buildings, yard, noise and asthetics within 500' of Parks, Schools, Churches, Commercial and Industrial properties.

Glen seconded, and the motion passed unanimously.

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ROAD IMPROVEMENT FEE:

Dennis Judd explained the issue of road improvement as to the concerns of the City Council.

The City Council wanted to get the input from the Planning and Zoning Commission, the Council has noticed a few places in the City and potential for others where the development of Subdivisions and PUD's want approval and get approval to build concentrated housing. This concentrates a lot of traffic in one area, our City at this time has few roads to travel, to exit or enter an area, sometimes we have to go a mile or more just to get around obstacles blocking the road.

For example; The Proffitt Subdivision, one that we inherited from the County, there is only one (1) exit or entrance for this high density housing area.

Presently Naples would have to come up with the money to develop or improve the road to handle the traffic impact. Some kind of road fee or road development fee should be considered to help off-set the costs for road development in these areas of the City.

After some discussion the secretary was asked to gather information from other Cities, concerning road improvement, and to have it ready for next months meeting.

The road improvement fee was tabled until next month.

ADJOURNMENT:

No other business having come before the Commission, the meeting was adjourned at 9:00 p.m..

PLANNING & ZONING COMMISSION.

Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary



MINUTES OF THE
NAPLES PLANNING AND ZONING COMMISSION

MARCH 24, 1983

NAPLES CITY OFFICE

1834 S. 1500 E.

NAPLES, UTAH

PRESIDING: Norman Haslem

MEMBERS PRESENT: Glen Fleener, Garth Rasmussen

MEMBERS ABSENT: Robert Kay, Wesley Bowden, Charles Olsen

ALTERNATES PRESENT: None

CITY COUNCIL REP: Dennis Judd, present

The meeting convened at 7:38 p.m., Norman Haslem called the meeting to order and began with the first item on the agenda.

PROPOSED REZONE REQUEST BY BOB DEARMAN:

Naples Center; Property location 2846 S. 1500 E., 2 acres (RA-1 to C-1)

After some discussion the rezone was found to fit in with the master plan of the City. Glen Fleener moved that the City Council approve the rezone request, Dennis Judd seconded and the motion passed unanimously.

MASTER PLAN DEVELOPMENT:

Glen Fleener suggested that the Planning Commission look at Ashley Valley Master plan, and decide where the changes should be made, what should be kept, and basically use it as an outline.

Norman Haslem suggested that overlays should be used, sewer & water, roads, city limits, airports (restricted areas), drainage and flood plains.

After further discussion two (2) items for further review and discussion were made.

1. Neighborhood Commercial Developments: these would help off-set traffic congestion and service immediate neighborhoods, they would also help the utilities know where development is encouraged. The locations of these areas will be looked at in further detail at a later date, but should be located near major arterials.

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2. CITY LIMITS: The City limits should be squared up at the North end adjacent to the Uintah County limits and Vernal City limits. The possibility of annexation to be developed.

MASTER PLAN:

The Master Plan was tabled until next month.

PLANNING AND ZONING WORKSHOPS:

Workshops covering Planning & Zoning Commission and developments of the Master Plan were discussed. It would be beneficial to have the workshops and have them headed by Bob Nicholson's office, planner for Vernal City and Uintah County.

If any money is to be needed to cover expenses, it is to be taken from the Planning and Zoning budget.

ADJOURNMENT:

No other business having come before the Commission, the meeting adjourned at 9:15 p.m..

PLANNING & ZONING COMMISSION

Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

MINUTES OF THE
NAPLES PLANNING & ZONING COMMISSION

APRIL 14, 1983

NAPLES CITY OFFICE

1834 S. 1500 E.

NAPLES, UTAH

Presiding: Garth Rasmussen
Members present: Glen Fleener, Robert Kay, Wesley Bowden, Charles Olsen
Members absent: Norman Haslem
alternates present: Ralph Dart
City Council Rep: Dennis Judd, Present

The meeting convened at 7:30 p.m. Garth Rasmussen called the meeting to order, and began with the first item on the agenda:

APPROVAL OF THE MINUTES FOR MARCH 10, 1983 AND FOR MARCH 24, 1983:

Dennis Judd moved that the minutes of March 10, 1983 be approved as corrected, Glen Fleener seconded. The motion passed unanimously.

Dennis Judd moved that the minutes of March 24, 1983 be approved, Glen Fleener seconded. The motion passed unanimously.

RAY HUNTING'S MOBILE HOME PARK:

Attorney Larry Steel and Ray Hunting called and canceled.

ROAD IMPROVEMENT FEE:

Craig Blunt was asked to explain what he found in his research on Road Improvement fees;

CRAIG: After checking with four (4) different Cities, I found that a Road Improvement Fee is not imposed as perse Road Improvement, but that a development fee is assessed to dwelling units, commercial, industrial and multi-family units, a one-time fee. This is to cover costs of Public Improvement in conjunction with new development. The justification, is to assess the new development for streets, public improvement, flood control and fire, which includes relevant engineering and clerical time. There is also a development inspection fee that is charged to commercial, industrial, multi-family and single dwelling units. The justification is to cover inspection costs and clerical work etc...

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To enable to assess a fee for Road Impact or Improvement, justification for the fee needs to be studied, researched and proved.

The fee could be assessed to single development areas or the City as a whole, paid as an independant fee, set aside for a specific improvement to cover the impact, it would be like the Park fee.

While researching Road fees I found that there were other charges for services that have not been developed into our fee system.

1. Planning Development
2. Development Fee
3. Development Inspection Fee
4. Flood Control Maintenance Fee
5. Street Signs
6. Regulatory Signs
7. Annexation Fee

When a development is taken before the Planning Commission, the developer needs to know up front what his development is going to cost him, as to fees assessed to it. At this stage the justification for road improvement outside his development, due to impact from the development, could be discussed and a fee set to up-grade the areas of impact or a justifiable fee worked out for all new construction, single dwelling units, commercial and industrial properties.

QUESTION: Would the fee hinder development in Naples?

ANSWER: There is no Property Tax, which would be a long term solution to the Road Improvement and would burden everyone.

A short term solution would be to pay a fee assessed up front that would place the burden mainly on new development.

A few years back the roads were in better condition, as new development came in the need for water and sewer connections increased, which has contributed to the deterioration of the roads. There is more traffic using the roads which is continually making the roads inadequate.

Poor roads would hinder development more than the fee's would. Good roads improve the atmosphere of the City, it makes a more pleasant place to live and the road does not tear cars to pieces.

QUESTION: When will the Redevelopment Area help in improving its roads?

ANSWER: The money from the Redevelopment Areas probably will not be seen for a few years. The roads in this area need resurfacing and widening. It would likely cost more than \$ 80,000.⁰⁰ a mile to improve the roads. It will take a while for the Redevelopment Area to generate the money needed.

PLANNING & ZONING COMMISSION

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After further discussion Garth Rasmussen moved to recommend to the City Council to consider a Road Improvement Fee, to be built into the Building Permit Fee, and to do it keeping the cost realistic. Robert Kay seconded. The motion passed unanimously.

OTHER BUSINESS:

A. UP DATE ON ENERGY EXTRACTORS:

Glen Fleener: My neighbor asked me why we granted a building permit to a business built on property that belonged to another. At the time this was done they had already built on Mr. Lee's property and were going to buy or lease it. The question is do we want to become or is there a need to become involved in defining who is the owner of the property? Should we interfere with the rights of the owner? To have title search on all real property?

The problem really began when the business was going bankrupt and the property owner was faced with not having his terms met. I met with Mr. Lee, he is not concerned with the City, but felt he could take care of his own property.

B. SIGN REGULATION - CHAPTER 13 OF CITY ORDINANCE BOOK:

The Secretary handed out Chapter 13 "Sign Regulations" (Advertising Signs) explained that the Chapter needs to be less general and state the requirements needed for Hwy 40 Business Area, Industrial & Commercial as well as Residential. Cover things like lighting, sign area, etc...

C. DOWN GRADING ZONES THAT ARE NOT BEING DEVELOPED:

The Secretary was asked to gather the proper information and procedures to down grade zones for next month, get dates of zones, when they were established and how much time was allotted the developer to begin development.

ADJOURNMENT:

No other business having come before the Commission, the meeting adjourned at 9:40 p.m.

ATTEST

PLANNING & ZONING COMMISSION

Craig Blunt
Secretary

Chairman or Vice Chairman



MINUTES OF THE
NAPLES PLANNING & ZONING COMMISSION

Date: April 28, 1983

Location: Naples City Office
1834 S. 1500 E.
Naples, Utah 84078

PRESIDING: Norman Haslem, Chairman
MEMBERS PRESENT: Glen Fleener, Wesley Bowden
MEMBERS ABSENT: Garth Rasmussen, Robert Kay, Charles Olsen
ALTERNATES PRESENT: None
CITY COUNCIL REP: Dennis Judd, present

WORKSHOP

The workshop "The Planning Commission" ended at 8:00 p.m.

The Planning & Zoning Commission meeting convened at 8:00 p.m. Norman Haslem called the meeting to order, and began with the first item on the agenda.

APPROVAL OF MINUTES

Approval of the minutes for April 28, 1983, Dennis Judd moved that the minutes of April 28, 1983 be approved as corrected. Glen Fleener seconded and the motion passed unanimously.

MASTER PLAN DEVELOPMENT

The Planning Commission reviewed the questionnaire sent out by mail to the residents of Naples. The comments were read, and the information was made ready for tallying.

QUESTIONNAIRE

In order to help the Naples Planning Commission in the planning and development of the Naples area, please fill out this questionnaire. Place a mark by one or more of the following statements that best indicates the way you feel.

1. Which of the following services would you like to have Naples provide or improve?

- ☐ Parks
- ☐ Fire Hydrants
- ☐ Curb & gutter
- ☐ Street resurfacing
- ☐ Garbage pick-up
- ☐ More police (we currently have 3 officers)
- ☐ Cemetery
- ☐ More street lights

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☐ Other (please specify)

2. Would you be willing to pay a city property tax in order to obtain the services?

☐ yes ☐ no

3. If you are willing to pay city taxes, list the services you would be willing to pay property tax in order to obtain (in order of priority).

4. Should the city restrict the placement of additional mobile homes in the city?

Single Wide	<input type="checkbox"/> yes	<input type="checkbox"/> no
Double Wide	<input type="checkbox"/> yes	<input type="checkbox"/> no
Not concerned	<input type="checkbox"/> yes	<input type="checkbox"/> no

5. Mobile home developments, such as mobile home parks, and/or mobile home areas, such as mobile home subdivisions, should be encouraged and developed in a neat and orderly manner so as to create a desirable community for mobile home families.

☐ yes ☐ no

- a. Mobile homes that should be restricted to those areas?

☐ Single wide
☐ Double wide
☐ Not concerned
☐ None

- b. Mobile homes that should not be restricted to those areas?

☐ Single wide
☐ Double wide
☐ Not concerned
☐ None

6. Should the city encourage the development of additional mobile home parks or mobile home developments?

☐ yes ☐ no

7. Do you favor mixing mobile homes with other residential houses in all residential areas of the city?

☐ yes ☐ no

8. Would you favor the placement of additional mobile homes in your immediate neighborhood?

Single wide	<input type="checkbox"/> yes	<input type="checkbox"/> no
Double wide	<input type="checkbox"/> yes	<input type="checkbox"/> no
Not concerned	<input type="checkbox"/> yes	<input type="checkbox"/> no
None	<input type="checkbox"/> yes	<input type="checkbox"/> no

Planning & Zoning Commission
Minutes of April 28, 1983
page 3

9. In any case do you feel that mobile homes placed outside of a mobile home park should be placed upon a permanent foundation such as concrete or block, and skirted with block, brick or concrete?

☐ yes ☐ no ☐ not concerned

List other methods that would be desirable.

10. Other comments:

Thank you for taking the time to complete this questionnaire. Please return it in the self-addressed stamped envelope.

Maps from the Ashley Valley Master Plan were reviewed. It was decided that transparencies need to be made from the utilities, drainage, flood and wet lands maps. These with the transparencies of the zone, road and ownership maps would make a valuable tool in the developing of an educated guess of anticipated growth and development needs of Naples.

Glen Fleener moved to order 9 planning & zoning administration manuals plus Ashley Valley Master Plan manuals for the use of the Planning Commission members. Dennis Judd seconded, and the motion passed unanimously.

OTHER BUSINESS

PLANNING & ZONING MEETING TIME: Glen Fleener moved to correspond the meeting time with Daylight Savings Time and Standard Time.

Meeting times during Daylight Savings Time - 8:00 p.m.
Meeting times during Standard Time - 7:00 p.m.

Wesley Bowden seconded, and the motion passed unanimously.

ADJOURNMENT

No other business having come before the Commission, the meeting adjourned at 9:25 p.m.

ATTEST

PLANNING & ZONING COMMISSION

Craig Blunt
Secretary

Chairman or Vice Chairman



NAPLES PLANNING AND ZONING COMMISSION
May 12, 1983

MINUTES

Location

Naples City Office, 1834 South 1500 East Naples, Utah 84078.

Presiding

Garth Rasmussen, Vice Chairman

Members Present

Wesley Bowden, Glen Fleener, Robert Kay, Charles Olsen.

City Council Representative

Dennis Judd

Members Absent

Norman Haslem, Chairman

Workshop

The workshop "Board of Adjustments" ended at 8:15 p.m. Garth called the meeting to order and began with the first item on the agenda.

Approval of Minutes

Approval of the April 28, 1983 minutes. Wesley moved that the minutes of April 28, 1983 be approved as corrected. Glen Fleener seconded and the motion passed unanimously.

Down Grading Zones

The secretary explained the process of up grading and down grading zones, which are basically the same procedure. The City Council makes the final decision after public hearings. Procedure as follows for down grading:

Zoning Administrator

1. Reviews applications for down grading the zone, for conformance to ordinances with regard to use and other regulations, forwards applications to Zoning and Planning Commission.

Planning and Zoning Commission

1. Receives applications and reviews request in relation to master plan, local policies related to growth management and other matters related to community development.

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Minutes May 12, 1983
page -2-

2. Conducts field investigation of site.
3. May hold public hearings to gain additional input.
4. Certifies recommendation to Council.

City Council

1. Receives recommendation related to zoning change from Planning and Zoning Commission.
2. Establishes time and place for required public hearing and orders publication of hearing.
 - a. Fifteen (15) days of notice.
3. May conduct investigation related to proposal.
4. Conducts required public hearing (may invite Planning Commission).
5. Makes decisions to approve or disapprove zone change.
6. If decision is to approve, Council signs ordinance and has it published and makes zone change on Zoning Map.

The Colonies was used as an example of an area that could be down graded.

The Colonies is a P.U.D. (Planned Unit Development), and to date nothing has started as to development or construction. If after 18 months of the plats filed & recorded date, development has not began, down grading the zone procedures could begin if justification was given.

Garth moved to table down grading zones until later at the appropriate date for the Colonies, Robert seconded, the motion passed unanimously.

Signs-Chapter 13 in City Ordinance Book

The secretary sent out additional requirements to be received as a supplement to Chapter 13 in the City Ordinance book. These restrictions and requirements would help both the City and owner to understand what is required as to placing signs in Naples. It gives size restrictions, locations, setbacks, heights, types, etc.

The Planning Commission reviewed the supplemental restrictions and requirements and Chapter 13 in the Ordinance book.

Glen suggested that signs be made a conditional use in C-1 & I-1 zones and then could be reviewed by the Commission. After further discourse Glen moved to table signs until next meeting, Dennis seconded, the motion passed unanimously.

Flag Lots

A Flag Lot is defined as: A parcel of land occupied or to be occupied by two main single family buildings, together with such yards, open spaces, lot width and lot area as required by this ordinance sharing the same frontage as a single lot with a 16' easment to the rear lot, not to be added to as the square footage required for a lot. Frontage is upon a street, having sewer, water, & power available.

Issues of Concern

1. Getting back into the rear property line for utilities and fire fighting equipment.
2. Future road systems, would the flag lots interfere with future road development.

After further discourse it was decided to let such lot developments go before the board of adjustment.

Garth moved to leave the ordinance like it is regarding flag lots, Glen seconded the motion, the motion passed unanimously.

Park

The secretary reviewed what stages the park was at in construction with the fire station, tube slide, pool, bath house and the recreation areas planned to be developed in the park.

Curb and Gutters

Three types of curb and gutters were shown (pictures) from around the area: round, square backed or high backed, U backed or 2" high backed.

Garth moved to set standards, as long as the subdivision is uniform throughout, the type of curb and gutter just has to meet engineering standards. Glen seconded, the motion passed unanimously.

No other business having come before the commission, they adjourned at 9:45 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary



NAPLES PLANNING AND ZONING COMMISSION
MAY 26, 1983

LOCATION: Naples City Office
1834 South 1500 East
Naples, Utah 84078

PERSIDING: Norman Haslem, Chairman
MEMBERS PRESENT: Glen Fleener, Garth Rasmussen, Wesley Bowden, Charles Olsen
MEMBERS ABSENT: Robert Kay
ALTERNATES PRESENT: None
CITY COUNCIL REP: Dennis Judd, present

WORKSHOP

The workshop "Planning and Zoning" ended at 9:00 p.m.

The Planning and Zoning Commission meeting convened at 9:00 p.m. Norman Haslem called the meeting to order, and began with the first item on the agenda..

SIGNS - CHAPTER 13 IN ORDINANCE BOOK

The planning commission read the sign ordinance and reviewed the proposed addition.

The following items were reviewed and to be studied and the proposal will be drafted by the sign committee.

SIGN COMMITTEE

Norman Haslem
Glen Fleener
Craig Blunt

ITEMS TO REVIEW

1. Height of signs, a limit set, any sign over 50' (ft) will be a conditional use..
2. Head Clearance, how close the bottom of the sign should be to the ground.
3. Different structural types that need to be lower to the ground than 10' (ft), where clearance would not be an issue. Set as a conditional use.
4. Limit off-premise signs, as a conditional use.
5. Size limitation due to shading other property.
6. Signs not attached to buildings should meet with Planning and Zoning - set of guide lines to follow as to set-back, type, size, etc...
7. Signs blocking other signs.
8. The sign is not distracting, its appearance etc...

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May 26, 1983
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9. Structure of sign is engineered - Building Department.
10. Square footage of sign should not exceed 2' square feet of sign area (not including support structure) to each frontage lineal foot.

MOBILE HOMES

The secretary read from his notes that were taken from the ICBO meeting concerning Mobile Homes vis Manufactured Housing, explaining the concerns of the different building departments in Utah and Colorado on the rising problems of Manufactured Housing conforming with the UBC, in areas of footings and foundations. What requirements need to be enforced to make Manufactured Homes a permanent fixture to the property (Not including Mobile Home parks) and not a mobile unit.

It was pointed out that the Naples frost line is 36' below grade.

UBC codes were covered concerning skirting against the ground requires 6" above if susceptible to rot.

The Commission advised that all housing should conform to the same standards pertaining to foundation for permanency and integrity of the structure.

TWIN HOMES

The secretary advised the Commission of a Duplex and Twin home and that the ordinance book treats them as one in the same, which they are not.

The property requirements in an RA-1 Zone brought up a question as to whether a Twin Home in an RA-1 should be allowed. The Twin Home is designed for High Density zones which allows smaller lots per single family dwelling.

The Commission reviewed the requirements in an RA-1 zone and in the R-2 zone.

Twin Homes were tabled until the next meeting.

QUESTIONAIRES TOTALS

The questionnaires were handed out and reviewed, a total of 15% of Naples population was represented.

ADJOURNMENT

No other business having come before the Commission, the meeting adjourned at 10:30 p.m..

ATTEST

PLANNING & ZONING COMMISSION

Craig Blunt
Secretary

Chairman or Vice Chairman

QUESTIONNAIRE TOTALS

	# 1	# 2	# 3	# 4	# 5	# 6	# 7	# 8
	YES	NO	N/C	YES	NO	N/C	YES	NO
1. Services provide/improve								
a. parks	3			2			1	1
b. fire hydrants	4			5			2	4
c. curb & gutter	5			1				
d. street resurfacing	19			4			2	8
e. garbage pick-up	4			1				1
f. more police	1							
g. cemetery	10			2			1	2
h. more street lights	14	6		2	5		2	5
2. Property Tax								
4. Restrict Placement of Mobiles								
Single Wide	14	2		3	5		2	1
Double Wide	13	2		3	5		2	2
Not Concerned	3	1		2			1	1
5. Mobile Home Developments	18	1		5	2		2	5
A. Should be restricted								
Single Wide	10			2			3	4
Double Wide	9			3			2	1
Not Concerned	7							6
None	1			2				3
B. Should not be restricted								
Single Wide	0	0	0	2			1	1
Double Wide	3			3			2	1
Not Concerned	6							1
None	9						1	7
6. Additional parks/developments	4	15		2	5		2	3
7. Mixing Mobiles with homes								
Single Wife	0	17		4	2		1	4
Double Wide	2	15		4	2		2	3
Not Concerned	1						1	4
None	4							2

8

8

8

8. Additional mobile homes	# 1			# 4			# 5			# 6			# 7			# 8		
	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C	YES	NO	n/c	YES	NO	N/C	YES	NO	N/
Single Wide		16		5	2		3	3		1	2		4	4		4	1	
Double Wide		16		5	2		3	3		2	1		4	4		4	1	
Not Concerned			1										1					
None			5															
9. Permanent Foundations	18	1	1	7			4	1	1	3			7	3			5	

TOTAL

C-1

200

1

1

2

3

QUESTIONNAIRE TOTALS

	#10	#11	#14	#15	#16	#19
	YES	NO	N/C	YES	NO	N/C
Services provide/improve						
a. parks	1			1	1	
b. fire hydrants	1			1	1	
c. curb & gutter						
d. street resurfacing	3		4	3	2	2
e. garbage pick-up				1		
f. more police	1			1	1	1
g. cemetery						
h. more street lights	2	2	1	2	2	2
Property Tax						
Restrict Placement of Mobiles						
Single Wide	1	3	1	2	1	1
Double Wide	1	3	1	1	1	1
Not Concerned						
Mobile Home Developments	2	2	1	2	2	2
A. Should be restricted						
Single Wide	1			2	1	
Double Wide	1			1	1	1
Not Concerned						
None	3		4		1	1
B. Should not be restricted						
Single Wide	2		1			
Double Wide	2		1	1	1	1
Not Concerned						
None	1		3	1	1	1
Additional parks/developments	2	2	1	4	2	3
Mixing Mobiles with homes						
Single Wide	3	1		3	2	1
Double Wide	3	1		2	2	1
Not Concerned						
None				1		1

1

2

3

8. Additional mobile homes	# 10			# 11			# 14			# 15			# 16			# 19		
	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C
Single Wide	4	1					3			1	1			1		1		
Double Wide	4	1					2			1	1		1	1			1	
Not Concerned								2								1		
None							1			2			1					
9. Permanent Foundations	1	2	1				4			2	1	1	1	2	1			1

TOTAL

1

2

3

QUESTIONNAIRE TOTALS

	# 20	# 21	# nn	# TOTAL	#	#	#
	YES	NO	N/C	YES	NO	N/C	YES
1. Services provide/improve							
a. parks	2			2	3		19
b. fire hydrants	1			1	2		27
c. curb & gutter	1						7
d. street resurfacing	5		2		6		68
e. garbage pick-up							7
f. more police							1
g. cemetery							2
h. more street lights			1				17
2. Property Tax	3	3		1	2	2	7
4. Restrict Placement of Mobiles							
Single Wide	3	2		3	3	5	41
Double Wide	3	2		3	3	5	34
Not Concerned					1		46
5. Mobile Home Developments	4	1	3	6	3		9
A. Should be restricted							6
Single Wide	3		1	2			57
Double Wide	3		3	2			22
Not Concerned	1			2			32
None	2			4			23
B. Should not be restricted							25
Single Wide				2			18
Double Wide				3			10
Not Concerned	1			1			18
None	5		1	3			12
3. Additional parks/developments	3	2		5	4		36
7. Mixing Mobiles with homes							29
Single Wife	2	4		3	5	4	49
Double Wide	2	4		3	4		31
Not Concerned							46
None							28
							41
							7
							6

8

8

8

	# 20			# 21			# n			# TOTAL			#			#		
	YES	NO	N/C	YES	NO	N/C	YES	NO	N/C	YES	NO	n/c	YES	NO	N/C	YES	NO	N/C
8. Additional mobile homes																		
Single Wide	1	4		3			5	3		30	42							
Double Wide	1	4		3			5	3		31	41							
Not Concerned										5								
None										4								
9. Permanent Foundations	5		1	2			5	3	1	60	15	9						

TOTAL

CA

CA

CA



NAPLES PLANNING AND ZONING
June 9, 1983

Location: Naples City Office
1834 South 1500 East
Naples, Utah 84078

Presiding: Garth Rasmussen

Members Present: Glen Fleener, Wesley Bowden, Charles Olsen and Robert Kay.

Alternates Present: Ralph Dart

City Council Rep: Dennis Judd, present.

WORKSHOP

The workshop on subdivision development and control ended at 9:00 p.m.

The Planning and Zoning Commission meeting convened at 9:00 p.m.
Garth Rasmussen called the meeting to order and began with the first item on the agenda.

BOB DEARMAN - Preliminary Plat For Naples Center

Bob Dearman asked that his meeting be rescheduled for the next Planning and Zoning meeting, June 23, 1983.

TOM MONTGOMERY - Preliminary Plat, 1200 South 1500 East

Tom Montgomery called and rescheduled his meeting with the Planning and Zoning Commission for a later date.

JEFF MERRELL - Questions concerning Industrial Zone (I-1) and Residential housing in that Zone.

Mr Merrell explained that his father owned property in the Industrial Zone (1345 South 2500 East), approximately 4-8 acres. His father is dividing his property to give to his children so that they can live close by. Now that the kids are ready to build next to their father's home, they cannot due to the I-1 Zone. This creates a personal hardship for Jeff Merrell as well as to his family.

After some discussion the Planning and Zoning Commission made the following suggestions:

1. Why not trade or sell the property?

Jeff's Response: My father has been offered money for his frontage property on Highway 40, but he will not sell or trade.

2. You could start up a business and then have your home as a caretaker's dwelling.

Jeff's Response: No.

Concerns of the Planning and Zoning Commission:

1. The rise in property tax in the I-1 Zone.

Naples Planning & Zoning

June 9, 1982

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Because of the high probability of I-1 land becoming more valuable, it could become uncomfortable in paying the higher tax.

2. Personal hardship vs. Good Zoning Practices.

3. A variety of new problems might arise by allowing residential housing in an I-1 Zone. The Ordinance was made to protect the industrial businesses from residential housing and their complaints of noise, dust, light etc.

The solution is either leave the I-1 Zone requirements and restrictions the same or make a recommendation to the City Council to change or add to the I-1 Ordinance.

There is existing housing, but it is older buildings. By allowing new residential housing to come in and up-grade, would it defeat this area from becoming industrial or commercial in nature?

The Commission examined the issue further.

Robert Kay moved to recommend to the Council that conditional use permits for single family dwellings should be allowed in an I-1 Zone as long as it is consistent with the surrounding uses. Wesley Bowden seconded the motion. Charles Olsen, Robert Kay, Wesley Bowden and Glen Fleener voted aye. Ralph Dart and Dennis Judd abstained. The motion passed.

TWIN Homes

Definition: Two single family dwellings sharing a common wall (zero lot line). There is a separate sewer, water and power to each single family dwelling unit. The utilities cannot be of common usage.

After some discussion Glen moved that in a RA_1 (Residential-Agriculture) zone, each ownership must meet the same lot requirements as a one-family dwelling. Charles seconded, the motion passed unanimously.

Glen moved that the definition of twin homes be added to Section 15, Definitions of the Ordinance Book. Charles seconded, and the motion passed unanimously.

ADJOURNMENT:

No other business having come before the Commission, the meeting adjourned at 10:00 p.m..

ATTEST

PLANNING & ZONING COMMISSION

Craig Blunt
Secretary

Chairman or Vice Chairman

NAPLES PLANNING AND ZONING COMMISSION
June 23, 1983

MINUTES

Location

Naples City Office, 1834 South 1500 East, Naples, Utah 84078.

Presiding

Garth Rasmussen

Members Present

Glen Fleener

Members Absent

Wesley Bowden, Charles Olsen, and Robert Kay.

Alternates Present

Ralph Dart

City Council Representative

Dennis Judd, present

Workshop

The workshop on "Managing the Costs of Urban Services" ended at 9:00 p.m.

The planning and Zoning Commission meeting convened at 9:00 p.m. Garth Rasmussen called the meeting to order and began with the first item on the agenda.

Preliminary Plat Naples Center

Bob Dearman was not able to attend, rescheduled for next meeting.

Approval of Minutes

May 5, 1983:

Dennis Judd moved to approve the May 5, 1983 minutes as corrected, Glen seconded, the motion passed unanimously.

May 26, 1983:

Dennis Judd moved to approve the minutes of May 26, 1983 as corrected, Glen Fleener seconded, the motion passed unanimously.

June 6, 1983:

Dennis Judd moved to approve the minutes of June 6, 1983 as corrected. Ralph Dart seconded, the motion passed unanimously.

Handouts of Master Plan

Master plan books were handed out to be reviewed by each individual member.

No other business having come before the commission, the meeting adjourned at 9:45 p.m.

PLANNING & ZONING COMMISSION

ATTEST

BY: _____
Chairman or Vice Chairman

Craig Blunt
Secretary



NAPLES PLANNING AND ZONING COMMISSION
July 14, 1983

MINUTES

Location: Naples City Office, 1834 S. 1500 E. Naples, Utah.

Presiding: Garth Rasmussen, Vice-chairman.

Members Present: Glen Fleener and Robert Kay.

Members Absent: Norman Haslem, Chairman; Charlie Olsen and Wesley Bowden.

Alternates Present: Ralph Dart.

City Council Representatives: Dennis Judd, present.

The Planning and Zoning meeting convened at 8:00 p.m. Garth Rasmussen called the meeting to order and began with the first item on the agenda.

Approval of Minutes - Glenn Fleener moved the Commission approve the minutes of the June 23, 1983 Planning & Zoning Commission as corrected. Ralph Dart seconded, the motion passed unanimously.

Preliminary Plat - Naples Center/Bob Dearman - Bob Dearman presented his plat to the Commission, reviewed it with them and requested that this plat be accepted both as a preliminary and final plat. After further review the Commission found it fit the Master Plan. In addition, the development tied in well with the surrounding developments in the area of roads and utility services. The plat was found to meet all aspects except for lacking the signatures and required fees.

Recommendation to City Council - Glen Fleener moved the plat of the Naples Center be accepted as a preliminary as well as a final, as requested by Bob Dearman, subject to proper signatures, road bonds, development improvement fees etc. Ralph Dart seconded, the motion passed unanimously.

Rezone Request - L.R.Gardiner Jr. & Co-Owners requested a rezone from RA-1 to C-1, location 2735 S. 1500 E. Hwy. 40. Mrs. Carolyn Ellis presented an aerial photo and ownership map showing the location of the property for rezone. After review of the Master Plan Zone maps, the request for rezone was found to fit the Master Plan for commercial property.

Recommendation to City Council - Glen Fleener moved that the property situated at 2735 S. Hwy. 1500 E. Hwy 40 (see attachment 2 for legal description) be rezoned C-1 and the Council take the necessary steps to complete the rezone. Dennis Judd seconded, the motion passed unanimously.

Naples Planning & Zoning
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Rezone Request - Jeff - Jeff Merrell and property owners requested a rezone from I-1 to C-1, location 2500 S. from 1400 E. to 1200 E. Jeff, his wife Adrian Merrell and Mrs. Earl Merrell were in attendance. Jeff restated his proposal for down-zoning from I-1 to C-1 and asked that his request be brought again before the City Council with a recommendation from the Planning Commission. The Commission felt that to rezone from I-1 to C-1 is a poor zoning practice. They understood why the I-1 zone at this location should not have happened but to change it now for the reasons requested is not the best resolution to the neighborhood's request. After further review of signatures and the ownership plat, the Commission made the following recommendation to the City Council:

Recommendation to City Council - Dennis Judd moved that after careful consideration of all the facts and circumstances, the Planning and Zoning Commission feels that in light of the peculiar circumstances in this situation, some provision should be made to allow the Merrell's to put their home on their property. Our first recommendation is that the ordinance be changed as per the recommendation of June 9, 1983, i.e. that conditional use permits for single family dwellings be allowed in an I-1 Zone as long as it is consistent with the surrounding uses. The Board's second choice is that the zone I-1 be rezoned to C-1 (see ownership plat for properties to be rezoned.) Glen Fleener seconded. The vote was as follows: Garth Rasmussen, Glen Fleener, Dennis Judd and Robert Kay voted aye. Ralph Dart abstained.

Pre-application Conception Plan or Sketch Plan - The Planning Secretary made a recommendation to add to the Zoning book one more plat stage of development. This would make 3 stages for developing a final plat. There are only 2 stages at present in the Zoning book. The first stage or pre-application conference or sketch plan is left out.

Sketch Plan Outline -

1. Pre-application conference/sketch plan.
 - a. Communicates overall concept.
 - b. Property location - major uses.
 - c. Community goals, plans & policies.
 - d. Availability of utilities.
 - e. Whether property can be served by community facilities.
 - f. Assessments - due City or developer.

The Sketch plan requires basically the same information as a preliminary plat but to a lesser degree of detail and cost of engineering. This sketch would go before the Planning Commission and the City Council prior to the preliminary plat. The Commission asked the Planning Secretary to develop the concept further and tabled the matter to a later date.

Naples Planning & Zoning
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Adjournment - No further business having come before the Planning and Zoning Commission, the meeting was adjourned at 10:30 p.m.

PLANNING & ZONING COMMISSION

Garth Rasmussen
Vice-Chairman

ATTEST:

Craig Blunt
Planning Secretary



NAPLES PLANNING & ZONING COMMISSION
July 28, 1983

MINUTES

Location: Naples City Office, 1834 S. 1500 E. Naples, Utah.

Presiding: Norman Haslem, Chairman

Members Present: Garth Rasmussen, Vice-Chairman; Glen Fleener
and Wesley Bowden.

Members Absent: Robert Kay and Charlie Olsen.

Alternates Absent: Ralph Dart and Terry Bastain.

City Council Representative: Dennis Judd, absent.

The meeting convened at 8:05 p.m. Norman Haslem called the meeting to order and began with the first item on the agenda.

Review City Council Minutes - The Commission reviewed the minutes of the City Council meeting of July 20, 1983, in regards to the Planning Commission's recommendations of July 14, 1983 Planning and Zoning meeting.

Review of Fees - Appendix #3, Ordinance No. 83-17, Resolution No. 9, assessed to subdivisions, commercial and industrial developments.

Review of 02-28-013 - Definitions of subdivision and commercial developments. The Commission reviewed the definitions for better clarity.

Master Plan Books - Master Plan books were handed out to members that did not receive them at the last meeting. The Commission will review Chapters One and Two of the Master Plan.

Chapter One Master Plan - Chapter One covers the residents wants and goals for their community.

Chapter Two Master Plan - Chapter Two states the policies to achieve the community's goals.

Glen Fleener moved the Commission should study Chapters One and Two of the Master Plan to be prepared at the next Master Plan Development meeting, August 25, 1983, to make a decision on what items to keep or change to update these chapters. All members are to be notified by the Planning Secretary to be prepared to discuss these two chapters.

Garth Rasmussen seconded, the motion passed unanimously.

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Adjournment - No further business having come before the Commission,
the meeting adjourned at 10:10 p.m.

PLANNING & ZONING COMMISSION

Norman Haslem
Chairman

ATTEST:

Craig Blunt
Secretary

NAPLES PLANNING & ZONING COMMISSION
AUGUST 11, 1983

MINUTES

LOCATION: Naples City Office, 1834 So. 1500 E. Naples, Utah.

PRESIDING: Garth Rasmussen, Vice Chairman

MEMBERS PRESENT: Glen Gleener, Wesley Bowden

MEMBERS ABSENT: Robert Kay, Charlie Olsen

ALTERNATES PRESENT: Ralph Dart

CITY COUNCIL REPRESENTATIVE: Dennis Judd, Present

The meeting convened at 8:30 p.m. Garth Rasmussen called the meeting to order and began with the items on the agenda.

REVISION OF PLAT A OF LOTS 1,2,3,4,5, OF WILDWOOD MAJOR SUBDIVISION.

In attendance Frank Walker and Charlie Walker. The Walkers presented a revised plat, plat B of Wildwood Major Subdivision.

Walkers would like to increase the size of lots 1,2,3,4,5 by taking one lot from their minor subdivision and dividing it, to increase the frontage of lots 1,2,3,4,5 in the major subdivision. This would give each lot 100 Ft. frontage. Lots 1 thru 5 have not been sold.

After further review Walker's requested that the revised plat B be approved as a preliminary and final plat.

Ralph moved to have the revised plat B of Wildwood subdivision recommended to the City Council for approval as preliminary and final plat. Subject to proper signature and engineering review fees being paid.

Garth Rasmussen seconded, the motion passed unanimously.

APPROVAL OF JULY 14th, 1983 PLANNING & ZONING COMMISSION MINUTES

Dennis Judd moved to approve the July 14th, 1983 Planning & Zoning Commission Minutes as corrected. Glen Fleener seconded, the motion passed unanimously.

APPROVAL OF JULY 28th, 1983 PLANNING & ZONING COMMISSION MINUTES

Glen Fleener moved to approve the July 28th, 1983 Planning & Zoning Minutes as corrected. Wesley Bowden seconded, the motion passes unanimously.

NAPLES PLANNING & ZONING COMMISSION MINUTES
AUGUST 11, 1983
PAGE 2

OTHER BUSINESS

MASTER PLAN

Glen Fleener asked the commission to have one or two members, with the planning secretary go through the Master Plan and pull out the pertinent information, make a draft and present it to the commission for their review. This would condense and update the Master Plan.

Garth Rasmussen moved to accept Glen Fleener's offer and that Glen Fleener and Graig Blunt get together and make the draft.

Wesley Bowden seconded, the motion passed unanimously.

No further business having come before the commission, the meeting adjourned at 10:30 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

NAPLES PLANNING & ZONING COMMISSION

SEPTEMBER 8, 1983

MINUTES

Location

Naples City Office, 1834 South 1500 East, Naples, Utah.

Presiding

Chairman, Garth Rasmussen.

Members Present

Glen Fleener, Norman Haslem, Wesley Bowden.

Members Absent

Charlie Olsen, Robert Kay.

Alternates Present

None

City Council Representative

Dennis Judd absent.

The Planning and Zoning meeting convened at 8:00 p.m. Garth Rasmussen called the meeting to order and began with the first item on the agenda.

Approval of Minutes - August 11, 1983

Glen Fleener moved that the Commission approve the minutes of the August 11, 1983 Planning and Zoning meeting. Wesley Bowden seconded, the motion passed unanimously.

Engineering Review of Wildwood Plat B Charlie Walker/Walker Association Wildwood Subdivision

The commission reviewed the plat and the City Engineers recommendations, examined the temporary turn around as to size and location subject to the ordinances. Charlie Walker said he would like to add an additional lot, Lot 6, to Plat B at the south end of 460 East, discussion followed.

Norman Haslem moved to approve the plat and the additional lot with the following additions:

Plat or engineering drawings showing cross section of road, curb, gutter and drainage.

There is no reason to require an amended Plat A as long as Plat B or a set of engineering specifications have the requirements previously stated.

Glen Fleener seconded, the motion passed unanimously.

Planning Certificates/University of Utah

The planning secretary presented the Planning Commission members with "University of Utah Planning Certificates". This is to certify that the members who finished the training,

Garth Rasmussen
Glen Fleener
Charles Olsen
Wesley Bowden
Robert Kay
Ralph Dart
Dennis Judd

have successfully completed the minimum of workshop sessions using the special educational packages prepared by the Center for Public Affairs and Administration University of Utah.

The secretary read the letter from Robert Huefner, Director for Public Affairs to congratulate them for a job well done. See attached letter.

Glen Fleener moved that the letter be published for good public relations.

Norman Halsem seconded, the motion passed unanimously.

Adjournment

No further business having come before the Planning Commission, the meeting was adjourned at 10:10 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

THE
UNIVERSITY
OF UTAH

CENTER FOR PUBLIC AFFAIRS
AND ADMINISTRATION

214 ORSON SPENCER HALL
SALT LAKE CITY, UTAH 84112
801-581-6781

August 12, 1983

Craig Blunt, Secretary
Naples Planning and Zoning Commission
1834 South 1500 East
Naples, Utah 84078

Dear Mr. Blunt:


The Center for Public Affairs and Administration at the University of Utah is pleased to award members of the City of Naples Planning and Zoning Commission the enclosed certificates in recognition of their having successfully completed a minimum of six workshop sessions in community planning.

We would like to congratulate you and your commission members for a job well done. Obviously, the Naples Planning and Zoning Commission members are unusually dedicated individuals concerned with the future of their community.

Thank you for letting us be a part of your efforts toward improving growth and development in Naples. As we complete other educational packages, we will be happy to make them available to you.

Please feel free to call us if we can be of further assistance.

Sincerely:


Robert P. Huefner
Director

RPH/cl
Encl.

Naples Planning and Zoning Commission receives praise

The Naples City Planning and Zoning Commission has recently received a commendation by the Center of Public Affairs and Administration at the University of Utah after the Naples Commission successfully completed a minimum of six workshop sessions in community planning.

The program is intended to help local entities deal with the problems related to planning and zoning. This is especially valuable to a new city, since there has been no planning for the area as a city, even though it was included in county planning.

The Naples Planning and Zoning Commission realized they had a lot to learn as soon as they were appointed. Since they wanted to do the best they could, they arranged to participate in the university program.

The six workshop sessions included two on the basics of the planning commission, zoning and ordinances, the board of adjustments, the planning process and subdivision development and control.

The two workshops concerning the planning commission itself gave the commission background information necessary to start the planning process, told about mistakes other commissions have made, and impressed upon the members the necessity of maintaining the right attitude toward the job, as well as toward the planning and zoning process.

The zoning workshop helped the commission adopt their own ordinances. The board of adjustments workshop defined the responsibilities of the board, and made the point that the commission must always make decisions based on the laws and the ordinances they have adopted. All variations must be made by the board of adjustments. Any decision of the commission may be appealed to the board of adjustments, but even they are restricted by law. Decision of the board of adjustments can also be made directly to the court system.

The last two workshops, the plann-

ing process and subdivision development and control were meant to add to the knowledge of the commission and give them more understanding of their job and the problems they may face. This way the commission will know how to deal with many problems even before they arise.

Naples City Planning and Zoning Commission is made up of Norman Haslem, Garth Rasmussen, Robert Kay, Glen Fleener, Charles Olsen, Wesley Bowden, Terry Bastian, Ralph Dart and Dennis Judd. They plan to continue the University of Utah program. There will be two new workshops out in the near future dealing with impact on zoning and planning from energy development. They have already made arrangements to receive the workshops as soon as they are ready.

Naples City Building Inspector Craig Blunt said he is pleased with the responsiveness of the commission to learn and that they are open to new ideas and concepts. The most important thing the workshop has done for the commission is to open a window toward problems and show the commission how to look at the situation in order to deal with it adequately and fairly.

The Planning and Zoning Commission regularly meets once a month, although they have been known to meet twice a month on many occasions. They have recently been involved in making minor changes to the countywide master plan, in order to incorporate Naples City more specifically into that plan.

Blunt said one interesting thing the commission has done is sent out surveys to see how residents feel about particular aspects of planning and zoning, and what they want for their community. Blunt said he is especially pleased that the community is involved, because after all, making the community a good place to live is what the entire process is all about. Naples has been divided into 21 neighborhoods in order to deal more specifically with

the needs of each area. The commission is planning in the near future to arrange a committee from each of those neighborhoods and select a representative to bring information back to the commission. This will even further involve the community in the planning and zoning process.

Robert P. Huefner, director of the Center for Public Affairs and Administration at the University of Utah, wrote to Blunt congratulating the Naples Planning and Zoning Commission. "We would like to congratulate you and your commission members for a job well done. Obviously, the Naples' Planning and Zoning Commission members are unusually dedicated individuals concerned with the future of their community," he said.



NAPLES PLANNING & ZONING COMMISSION

OCTOBER 13, 1983

MINUTES

Location

Naples City Office 1601 East 1900 South, Naples, Utah.

Presiding

Garth Rasmussen, Chairman

Members Present

Glen Fleener, Charlie Olsen, Wesley Bowden

Members Absent

Robert Kay, Norman Haslem

Alternates Present

None

City Council Representative

Dennis Judd, absent

The Planning and Zoning meeting convened at 8:20 p.m. Garth Rasmussen called the meeting to order and began with the first item on the agenda.

Note: Power Outage, had a Flashlight Meeting.

Ray Hunting/Hunting Mobile Home Park Final Plat Review

Mr. Hunting's attorney Larry A. Steele was at the meeting to represent Mr. Hunting.

The Commission reviewed the plat and city engineers recommendations. Following some discussion Garth Rasmussen moved to approve the plat with the following stipulation that the road be replated as it is presently being constructed straight, following the section line, and the word existing where stating existing fence be deleted so to state 4' fencing.

Wesley Bowden seconded, the motion passed unanimously.

Naples Planning & Zoning Commission
October 13, 1983
Page 2

Other Business

Wayne Pack residing at 2260 East 2500 South Zone RA-1, proposed to set up another business, building selling farm trailer equipment at his residence. He would like a home occupation permit. Discussion followed.

Glen Fleener moved to set the following conditions:

1. One year expiration date - October 13, 1984.
2. Storage of trailers limited to a maximum of 5.
3. No additional storage structures or buildings.
4. Attach business sign to existing building.

Charlie Olsen seconded, the motion passed unaimously.

Glen Fleener had made some research on subdividing property.

State Law does not break down or define Minor and Major Subdivisions, it states when the property owner divides the property into 3 or more divisions, each subdivision if smaller than 10 acres develops a subdivision, once the property owner divides the property, he or she creates a subdivision. City's have listed the divisions into two categories:

1. Minor, 9 subdivisions or less.
2. Major 10 or more.

The property owner cannot keep dividing the property he or she owns into minor subdivisions, once the 10th division has been made it becomes a major subdivision.

Adjournment

No further business having come before the Planning Commission, the meeting adjourned at 9:50 p.m.

PLANNING & ZONING COMMISSION

BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

PLANNING AND ZONING COMMISSION

NOVEMBER 10, 1983

MINUTES

This regularly scheduled meeting of the Naples City Planning and Zoning Commission was held on November 10, 1983 at the Naples City Office. Garth Rasmussen, Chairman called the meeting to order at 7:00 p.m. Those in attendance were:

Commission Present

Garth Rasmussen, Chairman; Norman Haslem, Welsey Bowden, Robert Kay, Glen Fleener, Ralph Dart (Alternate), Dennis Judd (City Council).

Minutes of the September 8, and October 13, 1983 Meetings

Minutes of the September 8, 1983 meeting were discussed and approved.

Larry Gurr Conditional Use Permit

Larry Gurr was present to discuss a Conditional Use Permit to operate a gravel quarry with rock crusher and asphalt mix plant at 2580 East 1500 South.

The closest edge of the gravel pit would be a bit more than 400 feet off 1500 South. There would be noise and dust from the crusher, there would be light fumes from the asphalt mixer, and truck traffic from the quarry and thence west on 1500 South. Curtis Lamb, whose house is about 250 feet from the quarry and in front of it, was present and objected strongly to the operation. Niles Mott, who lives on the north side of the street across from Lamb, was present and objected to the operation.

The members of the commission did not feel that the proposed conditional use permit met the provisions of paragraph 02-06-005 of the Zoning Ordinance.

Garth Rasmussen moved that the conditional use permit, as outlined above, be denied; Norman Haslem seconded the motion. Glen Fleener abstained and ALL other members present voted to approve the motion. The request for the conditional use permit was denied.

Garth Rasmussen then suggested to Mr. Gurr that to save a month's delay until next commission, that if he wished the commission would consider a request for a conditional use permit for a gravel pit only. Mr. Gurr agreed. Curtis Lamb objected lightly to traffic (truck) just to the west of his house. Mr. Gurr said that the road could come up the east side of his property whereupon Mr. Lamb withdrew his objection. Niles Mott said he didn't like truck traffic but would not object. A little later in the discussion Mr. Gurr withdrew his application for a gravel pit and stated that he would consider

appealing the commission's denial of his original request to the City Council.

ADJOURNMENT

No other business having come before the commission, the meeting adjourned at 8:00 p.m.

PLANNING & ZONING COMMISSION

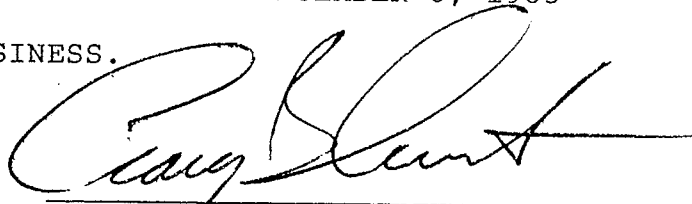
BY: _____
Chairman or Vice Chairman

ATTEST

Craig Blunt
Secretary

PUBLIC NOTICE

ALL PERSONS RESIDING WITHIN THE AREA SERVED BY THE CITY OF
NAPLES ARE HEREBY NOTIFIED THAT THE NAPLES PLANNING AND ZONING
COMMISSION'S REGULARLY SCHEDULED MEETING ON DECEMBER 8, 1983
IS CANCELLED DUE TO LACK OF BUSINESS.



Craig Blunt, Secretary

